

## Rock Quarry - Battle Bridge Neighborhood Center

The Rock Quarry – Battle Bridge Neighborhood Center is located on the quadrant of land east of the intersection of and between Rock Quarry Road and Battle Bridge Road. The Center has a maximum retail allocation of 130,680 square feet on 15 acres.

The designation of a Neighborhood Center requires a description of how the Urban Design Guidelines will be applied. The following policies were adopted as CP-30-04 in association with Z-14-04 and Z-44-04 to describe the application of the Urban Design Guidelines within the Neighborhood Center. A primary street system within the Neighborhood Center is shown on the attached map with street extensions south to adjacent residential areas.

### Neighborhood Center Urban Design Guidelines

- The Core Area will focus on several proposed intersecting streets and a traffic circle on the interior of the tract of land southeast of the intersection and between Rock Quarry Road and Battle Bridge Road as illustrated on the attached map.
- The retail component of the Core Area shall not exceed 15 acres and 130,680 square feet in building area.
- The site, street, and building design recommendations of the Urban Design Guidelines shall apply to an extension of Pearl Road east of Rock Quarry Road as well as to Streets A, B, and C that extend west off Battle Bridge Road and intersect on the tract interior to establish the focus of the Core Area. Within the focus of the Core Area, the streets illustrated with a bold line on the attached map shall be designed as Secondary Pedestrian Ways as detailed in Figure 14b. of the Guidelines for Mixed-Use Centers in the Streets, Sidewalks, and Driveway Access Handbook and shall include on-street parking where not in conflict with transportation objectives.
- Beyond the focus of the Core Area, Streets A, B, C, and Pearl Road extension as well as a street extension north off Street A into the Z-44-04 site shall be designed according to Figure 14a. in the Streets, Sidewalks, and Driveway Access Handbook with on-street parking where appropriate.
- The Transition Area begins south of Pearl Road extension and Street C as shown on the attached map. Street B extends south from the traffic circle as a transitional street to the proposed residential area. A development transition using architectural design, height, and massing shall be incorporated throughout the Transition Area.
- Appropriate commercial uses in the Transition are office and *retail sales-personal services*. A transition in housing density shall also be provided with the highest densities occurring in the Core.
- The Urban Design Guidelines do not apply to the frontage of the Neighborhood Center on Rock Quarry Road and Battle Bridge Road. This area shall include landscape buffers adjacent to parking lots. Buildings shall be used to frame the intersection of Pearl Road extension as well as Streets A, B, and C with the adjacent thoroughfares.